June 2020
33948, Port Charlotte, FL

## Sold Summary

|  | Jun 2020 | Jun 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 7,592,589$ | $\$ 8,584,099$ | $-11.55 \%$ |
| Avg Sold Price | $\$ 237,268$ | $\$ 195,093$ | $21.62 \%$ |
| Median Sold Price | $\$ 203,000$ | $\$ 185,750$ | $9.29 \%$ |
| Units Sold | 32 | 44 | $-27.27 \%$ |
| Avg Days on Market | 53 | 52 | $1.92 \%$ |
| Avg List Price for Solds | $\$ 242,910$ | $\$ 203,260$ | $19.51 \%$ |
| Avg SP to OLP Ratio | $95.0 \%$ | $93.1 \%$ | $2.03 \%$ |
| Ratio of Avg SP to Avg OLP | $94.6 \%$ | $92.8 \%$ | $1.98 \%$ |
| Attached Avg Sold Price | $\$ 93,750$ | $\$ 113,880$ | $-17.68 \%$ |
| Detached Avg Sold Price | $\$ 246,836$ | $\$ 205,505$ | $20.11 \%$ |
| Attached Units Sold | 2 | 5 | $-60.00 \%$ |
| Detached Units Sold | 30 | 39 | $-23.08 \%$ |

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

|  | Jun 2020 | Jun 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 104 | 137 | $-24.09 \%$ |
| New Listings | 55 | 42 | $30.95 \%$ |
| New Under Contracts | 66 | 48 | $37.50 \%$ |
| New Pendings | 76 | 52 | $46.15 \%$ |
| All Pendings | 82 | 70 | $17.14 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 11 |
| FHA | 7 |
| Other | 0 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 7 |
| 11 to 20 | 1 |
| 21 to 30 | 2 |
| 31 to 60 | 10 |
| 61 to 90 | 7 |
| 91 to 120 | 1 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> MH/Man/Mod | Total | Active Listings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH | SFH/Villa | Cnd/Coop/TH |  |  | SFH/Villa | Cnd/Coop/TH |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 4 |
| \$100K to \$124,999 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 4 | 1 | 2 |
| \$125K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 6 |
| \$150K to \$199,999 | 6 | 0 | 5 | 0 | 0 | 0 | 0 | 11 | 17 | 2 |
| \$200K to \$249,999 | 1 | 0 | 3 | 0 | 1 | 0 | 0 | 5 | 24 | 0 |
| \$250K to \$299,999 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 22 | 0 |
| \$300K to \$399,999 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 5 | 8 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 3 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$1,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Total | 7 | 1 | 21 | 1 | 2 | 0 | 0 | 32 | 90 | 14 |
| Avg Sold Price | \$174,764 | \$69,500 | \$253,958 | \$118,000 | \$424,307 | \$0 | \$0 | \$237,268 |  |  |
| Prev Year - Avg Sold Price | \$156,100 | \$113,880 | \$225,704 | \$0 | \$284,250 | \$0 | \$0 | \$195,093 |  |  |
| Avg Sold \% Change | 11.96\% | -38.97\% | 12.52\% | 0.00\% | 49.27\% | 0.00\% | 0.00\% | 21.62\% |  |  |
| Prev Year - \# of Solds | 13 | 5 | 24 | 0 | 2 | 0 | 0 | 44 |  |  |

